

S-7, COELHO APARTMENTS
DADA VAIDYA CHOWK
PONDA-GOIA 403 401

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FORM-3

See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date:25-11-2021

To
M/s. Ravindra Constructions
T-2, Vinayaka Apartments
Pandit wada, upper Bazaar
Ponda, Goa 403 401.

Subject: Certificate of Cost Incurred for Development of 'Prop. Residential Bungalows' including land development.

Residential Bungalows (16 numbers) on the Plot bearing Survey No. 89 / 4 of Camurlim village at Camurlim, Salcete, Goa, demarcated by its boundaries (latitude and longitude of the end points), Public road to the East, Rain water drain to the West, Survey No.89 / 1 and 89 / 3 on the North and Survey No. 69 / 5 on the South, within the jurisdiction of village Panchayat of Camurlim of taluca Salcete, District South Goa, PIN 403 720 admeasuring 2925.00 sq. m. area being developed by M/s. Ravindra Constructions, Ponda, Goa.

Ref: Goa RERA Registration Number : Not yet allotted.

Sir,
I Ramesh Verenkar, Planning and Structural Engineer and Approved Valuer, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 16 bungalows, identified as A-1, A-2, A-3, B-1, B-2, B-3, B-4, B-5, B-6, C-1, C-2, C-3, C-4, C-5, C-6, C-7, on the plot bearing Survey no. 89 / 4 of Camurlim village, taluca Salcete, Goa, District South Goa PIN 403 720, admeasuring 2925.00 sq. m. area being developed by M/s. Ravindra Constructions, Ponda, Goa.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Bhaskar Amonkar as Architect ;
- (ii) Shri Ramesh Verenkar as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ as Quantity Surveyor *

2. I have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the project.

My estimated cost calculations are based on the Drawings / plans made available to me for the project under reference by the Developer and Consultants and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the bungalows of the aforesaid project under reference as Rs.4,56,82,000.00 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the Village Panchayat of Camurlim and the Town and Country Planning Department, Madgaon, Goa respectively, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.3,51,67,000.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Bungalows of the subject project to obtain Occupation Certificate / Completion Certificate from the Village Panchayat of Camurlim and Planning and Development Authority, Madgaon, Goa (Planning Authority) is estimated at Rs.1,05,15,000.00 (Total of A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Tables A and B below :

TABLE A

Sr. No.	Particulars	Amounts
Bungalow A-1		
1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.27,53,765.00
2	Cost incurred as on 24-11-2021	: Rs.22,03,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs. 5,50,765.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil
Bungalow A-2		
1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.27,09,075.00
2	Cost incurred as on 24-11-2021	: Rs.21,67,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs. 5,42,075.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow A-3

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.45,29,065.00
2	Cost incurred as on 24-11-2021	: Rs.27,17,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 60.00%
4	Balance Cost to be Incurred	: Rs.18,12,065.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-1

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,43,065.00
2	Cost incurred as on 24-11-2021	: Rs. 22,46,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 85.00%
4	Balance Cost to be Incurred	: Rs. 3,97,065.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-2

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,43,065.00
2	Cost incurred as on 24-11-2021	: Rs.22,46,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 85.00%
4	Balance Cost to be Incurred	: Rs. 3,97,065.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-3

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,73,405.00
2	Cost incurred as on 24-11-2021	: Rs.21,38,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs. 5,35,405.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-4

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,73,405.00
2	Cost incurred as on 24-11-2021	: Rs.21,38,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs. 5,35,805.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-5

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,68,280.00
2	Cost incurred as on 24-11-2021	: Rs.22,68,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 85%
4	Balance Cost to be Incurred	: Rs.4,00,280.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	: Rs. Nil

Bungalow B-6

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,68,280.00
2	Cost incurred as on 24-11-2021	: Rs.22,68,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 85.00%
4	Balance Cost to be Incurred	: Rs.4,00,280.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items not included in the estimated cost (Annexure A)	

Bungalow C-1

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,94,930.00
2	Cost incurred as on 24-11-2021	: Rs.21,56,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80%
4	Balance Cost to be Incurred	: Rs.5,38,930.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-2

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.24,63,690.00
2	Cost incurred as on 24-11-2021	: Rs.19,71,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs. 4,92,690.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-3

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.25,55,120.00
2	Cost incurred as on 24-11-2021	: Rs.20,44,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs.5,11,120.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-4

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,77,300.00
2	Cost incurred as on 24-11-2021	: Rs.21,41,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs.5,36,300.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-5

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,16,620.00
2	Cost incurred as on 24-11-2021	: Rs.20,93,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs.5,23,620.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-6

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.25,88,740.00
	Cost incurred as on 24-11-2021	: Rs.20,71,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs.5,17,740.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

Bungalow C-7

1	Total Estimated cost of the bungalow as on 24-11-2021 / date of Registration is	: Rs.26,24,410.00
2	Cost incurred as on 24-11-2021	: Rs.21,00,000.00 (based on Estimated cost)
3	Work done in Percentage (as Percentage of the estimated cost)	: 80.00%
4	Balance Cost to be Incurred	: Rs.5,24,410.00 (Based on Estimated Cost)
5	Cost Incurred on Additional /Extra Items Not included in the estimated cost (Annexure A)	

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24-11-2021 / the date of Registration is	Rs.15,00,000.00
2	Cost incurred as on 24-11-2021 (based on the Estimated cost)	Rs.2,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) 13.00 %	
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimates Cost (Annexure A)	Rs. Nil

Yours Faithfully


Ramesh Verenkar

B.E., M.T.E., F.I.V.

CHAR. & RED EN. ENFR

PLANNING & RCC CONSULTANT

Institution of Engineers (India) Reg. No. M-52868

Govt. of Goa Reg. no. SE/0012/2011

Signature of Engineer

Govt. of Goa Reg. No. SE / 0012 / 2011

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

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